

112.0

0003

0007.A

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,015,500 / 1,015,500
USE VALUE: 1,015,500 / 1,015,500
ASSESSED: 1,015,500 / 1,015,500
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PHILEMON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HAMMER MATTHEW J & KAREN W	
Owner 2:	
Owner 3:	

Street 1: 12 PHILEMON ST
Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: HAMMER DAVID E & KAREN W -	
Owner 2: -	

Street 1: 12 PHILEMON ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 2917 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9480		Sq. Ft.	Site		0	70.	0.74	6									493,081						493,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	9480.000	522,400		493,100	1,015,500	
Total Card	0.218	522,400		493,100	1,015,500	Entered Lot Size
Total Parcel	0.218	522,400		493,100	1,015,500	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	348.16	/Parcel: 348.16	Land Unit Type:

User Acct	71059
GIS Ref	
GIS Ref	
Insp Date	
04/25/18	

USER DEFINED	
Prior Id # 1:	71059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	
Date	Time
12/30/21	07:43:18
LAST REV	
Date	Time
07/22/21	17:27:28
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT									Parcel ID	112.0-0003-0007.A
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	522,400	0	9,480.	493,100	1,015,500		Year end	12/23/2021
2021	101	FV	450,600	0	9,480.	493,100	943,700		Year End Roll	12/10/2020
2020	101	FV	355,300	0	9,480.	493,100	848,400	848,400	Year End Roll	12/18/2019
2019	101	FV	176,900	0	9,480.	486,000	662,900	662,900	Year End Roll	1/3/2019
2018	101	FV	129,500	0	9,480.	373,300	502,800	502,800	Year End Roll	12/20/2017
2017	101	FV	129,500	0	9,480.	352,200	481,700	481,700	Year End Roll	1/3/2017
2016	101	FV	129,500	0	9,480.	324,000	453,500	453,500	Year End	1/4/2016
2015	101	FV	128,900	0	9,480.	302,900	431,800	431,800	Year End Roll	12/11/2014

SALES INFORMATION									TAX DISTRICT	PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
HAMMER DAVID E	67499-200		6/24/2016	Convenience		1	No	No			
HIBBARD EARL/ET	54855-148		6/21/2010		350,000	No	No				
HIBBARD EARL &	32258-178		2/21/2001	Family		1	No	No			
	12240-472		7/6/1972			No	No	N			

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/23/2019	1116	Addition	15,000	O					5/22/2019	Permit Visit	DGM	D Mann					
4/30/2018	529	Solar Pa	35,000	C					4/25/2018	Permit Visit	DGM	D Mann					
6/23/2017	735	Addition	188,000	O					4/25/2018	Measured	DGM	D Mann					
7/29/2010	911	Manual	6,500					REMOVE WALL REPL C	3/3/2009	Meas/Inspect	189	PATRIOT					
									2/3/2000	Meas/Inspect	264	PATRIOT					
									2/1/1990		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH						
Type:	6 - Colonial	Full Bath:	2	Rating:	Very Good							
Sty Ht:	2A - 2 Sty +Attic	A Bath:		Rating:								
(Liv) Units:	1	Total:	1	3/4 Bath:								
Foundation:	1 - Concrete	A 3QBth:		Rating:								
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Very Good							
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:								
Sec Wall:		OthrFix:		Rating:								
Roof Struct:	1 - Gable	OTHER FEATURES										
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good							
Color:	GREEN	A Kits:		Rating:								
View / Desir:		Frpl:	2	Rating:	Average							
GENERAL INFORMATION		WSFlue:		Rating:								
Grade: B- - Good (-)		CONDOS INFORMATION										
Year Blt:	1951	Eff Yr Blt:	Location:									
Alt LUC:		Alt %:	Total Units:									
Jurisdict:	G21	Fact.:	Floor:									
Const Mod:		% Own:	Totals	RMs:	5	BRs:	2	Baths:	2	HB:	1	
REMODELING		RES BREAKDOWN										
Exterior:		No Unit	RMS	BRS	FL							

INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wal	1 - Drywall	
Sec Int Wall:	%	
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	%	
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	
	% AC:	100
Solar HW:	NO	
Central Vac:	NO	
% Com Wal	% Sprinkled	

MOBILE HOME

Make:

Model:

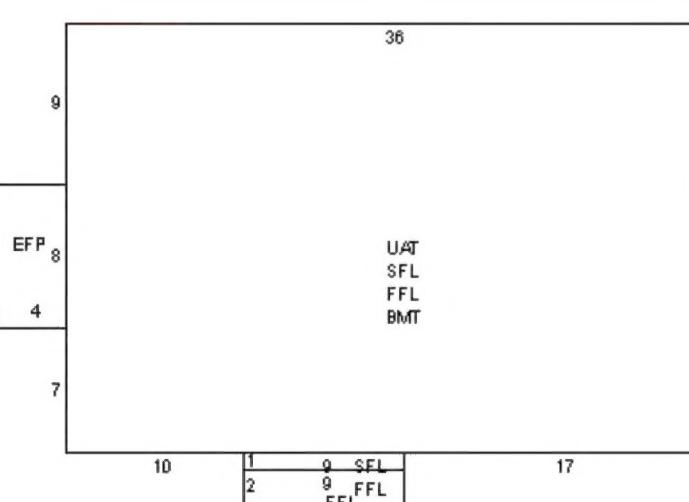
Serial #

Year:

Color:

SPEC FEATURES/YARD ITEMS

SKETCH



SUB AREA DETAIL

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
FFL	First Floor	1,133	142.110	161,005	BMT	100	RRM	30	A	
SFL	Second Floor	1,115	142.110	158,447	UAT	100	FLA	100	C	
BMT	Basement	1,106	50.940	56,345						
UAT	Upper Attic	216	99.470	21,486						
HST	Half Story	121	142.110	17,195						
EFP	Enclos Porch	32	72.590	2,323						
Net Sketched Area:		3,723	Total:		416,801					
Size Ad	2369	Gross Area	4492	FinArea	2917					

IMAGE

AssessPro Patriot Properties, Inc.

